



SUP # 2011-0079

## Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: #2012 EISENHOWER AVE., ALEXANDRIA, VA

ZONE: CDD#1

TAX MAP REFERENCE: # 079.01-01-01

APPLICANT'S INFORMATION: (PHIL PARSONS)

Applicant: K60 Pizza Alexandria Business/Trade Name: Rated Pizza

Address: 62 Pheasant St., Gaithersburg, MD 20878

Phone: 301-793-2671

Email: Phil@k60dc.com

### PROPOSED USE:

- ☐ Day Care Center
- ☒ Restaurant
- ☐ Outdoor Dining (not within the King Street Retail Overlay)
- ☐ Light Auto Repair
- ☐ Overnight Pet Boarding
- ☐ Live Theater
- ☐ Outdoor Food and Crafts Market Center
- ☐ Outdoor Garden Center
- ☐ Catering Business
- ☐ Outdoor Display
- ☐ Valet Parking

### Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: [Signature]

### Please submit the following with this application form:

**Site Plan** At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

**Floor Plan** At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

**Worksheet** for specific use from Checklist and Worksheet package.

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Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION	
As the property owner, I hereby grant the applicant use of <u>2012 Eisenhower Avenue</u> (property address), for the purposes of operating a <u>sit down and delivery pizza</u> (use) business as described in this application.	
I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.	
Name: <u>Hubert N. Hoffman, Manager</u>	Phone: <u>703 960 4700</u>
Address: <u>2461 Eisenhower Avenue, Alexandria, VA 22331</u>	Email: <u>dhoffman@hoffmantowncenter.com</u>
Signature: <u>[Signature]</u>	Date: <u>11/7/11</u>

1. The applicant is the (check one):

- ☐ Owner  
☐ Contract Purchaser  
☒ Lessee or  
☐ Other: \_\_\_\_\_

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

K60 Pizza Alexandria is owned 100% by  
K60 Mid Atlantic Pizza Holding Company, LLC.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

## USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Sit down All Natural Pizza Rest. w/ a  
delivery option.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	10:30 - 12am

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

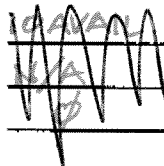
15 orders / hour

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Night / Day 4-10

5. A. How many parking spaces of each type are provided for the proposed use:

Total of 926  
spaces on the  
property.



Standard and compact spaces  
 Handicapped accessible spaces  
 Other

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B. Please give the number of:

Parking spaces on-site 10 AVAILABLE WITHIN 500'

Parking spaces off-site 0

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use? 1 SHARED

B. Where are off-street loading spaces located? N/A IN REAR

C. During what hours of the day do you expect loading/unloading operations to occur? 8-10am

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? 3 Times/week

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

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**APPLICANT'S SIGNATURE**

Please read and Initial each statement:

Initial: \_\_\_\_\_ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: PP THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Phil Parsons  
Print Name of Applicant or Representative

  
Signature

10/23/11  
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: 4914 Del Ray Ave  
Bethesda, MD 20814

Phone: 301-793-2671

Email: Phil@nkpdc.com

Fax: 703-563-9451

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## OUTDOOR DINING

Zoning Ordinance Section 11-513(M)

### Qualify for Administrative Review?

- Is the proposed outdoor dining accessory to an approved indoor restaurant? ☒ Yes ☐ No
- Will the hours for outdoor dining be the same as those approved for the indoor restaurant? ☒ Yes ☐ No
- Will the outdoor dining have 20 seats or fewer? ☒ Yes ☐ No
- Will live entertainment be prohibited from the outdoor seating area? ☒ Yes ☐ No
- Will advertising be excluded from the outdoor seating area? ☒ Yes ☐ No
- Will an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day? ☒ Yes ☐ No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.

Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.

WORKSHEET - Answer each question. Attach a separate sheet of paper if necessary.

### PART OF APPROVED INDOOR RESTAURANT

- ☐ Outdoor dining must be connected to an approved indoor restaurant.

What restaurant is the outdoor dining connected to? Naked Pizza

### LOCATION ON PRIVATE PROPERTY

- ☐ Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property? Yes

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk? \_\_\_\_\_

### NUMBER OF SEATS

- ☐ Only 20 seats may be located at outdoor tables in front of the restaurant.

How many seats will be included in the outdoor seating? ~~20~~ (18)

### ALCOHOL SERVICE

- ☐ Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.

Is on-premise alcohol service proposed? N/A No Alcohol served

### OUTDOOR DINING PLAN

- ☐ Please submit a detailed plan with your application  
A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.

Complete the Administrative Special Use Permit Application on the following pages.

**RESTAURANT-continued**  
 Zoning Ordinance Section 11-513(L)

**HOURS**☐

The hours of operation may be similar to other restaurants in the area, but must close by 12:00 midnight and may not open before 5:00 a.m. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. The hours of operation as well as the location of all off street parking must be posted at the entrance to the restaurant.

**HOURS IN MOUNT VERNON OVERLAY OR NR ZONE AREAS**

Within the Mount Vernon Avenue Overlay zone and the NR zone (Arlandria) areas, hours are limited to from 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 6:00 a.m. to midnight, Friday and Saturday, although the closing hour for indoor seating may be extended until midnight four times a year for special events.

What hours are proposed? 10:30am - 12:00am

**DELIVERIES TO THE RESTAURANT**☐

Deliveries to the restaurant may only take place between 7:00 a.m. and 11:00 p.m.

What days will deliveries occur? TBD

Where will deliveries to the restaurant occur? Through the rear

**CONTROLLING ODORS AND SMOKE**☐

The applicant must control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.

What equipment is included in the building to help control odors and smoke? Exhaust Vent via Hood over our oven

**SOLID WASTE AND RECYCLING**☐

The applicant must provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.

Where will the waste and recycling containers be located? In the rear of the property

Complete the Administrative Special Use Permit Application on the following pages.

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**RESTAURANTS**  
Zoning Ordinance Section 11-513(l)

**Qualify for Administrative Review?**

Will the restaurant have 60 indoor seats or fewer? ☒ Yes ☐ No

Will the restaurant be located outside of Old Town (CD and KR zones)? ☒ Yes ☐ No

If delivery service is offered, does the restaurant have 40 seats or more? ☒ Yes ☐ No

Will wait service be provided at preset tables with menus and non-disposable tableware? ☒ Yes ☐ No

If alcohol service is offered, will it be on premise alcohol service only – no off premise? ☐ Yes ☐ No None

Will the restaurant open at or later than 5:00 am? ☒ Yes ☐ No

Will the restaurant close at or before midnight? ☒ Yes ☐ No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process.

Note: Hours for restaurant operations are different in the Mount Vernon Overlay and NR (Arlandria) zones.

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

**SEATS**

☐

The restaurant may not include more than 60 indoor seats.

How many indoor seats are proposed? ~~72~~ 22

**ALCOHOL**

☐

Full alcohol service, consistent with a valid ABC license is permitted. No off-premise alcohol sales are permitted. Within the Mount Vernon Avenue Overlay zone and the NR zone (Arlandria) areas, alcohol may only be served at tables.

Contact ABC for information about obtaining an ABC license (703/313-4432).

Will the restaurant offer alcohol service? NO

**DELIVERY SERVICE**

☐

If you have at least 40 seats, you may include delivery service. Only one delivery vehicle is allowed and there must be a dedicated parking place for it which is not on the public street. No delivery of alcoholic beverages is permitted.

Is delivery proposed? YES

Where will the delivery vehicle be parked? At the rear of the building

Worksheet continues on the next page



**Nathan Randall**

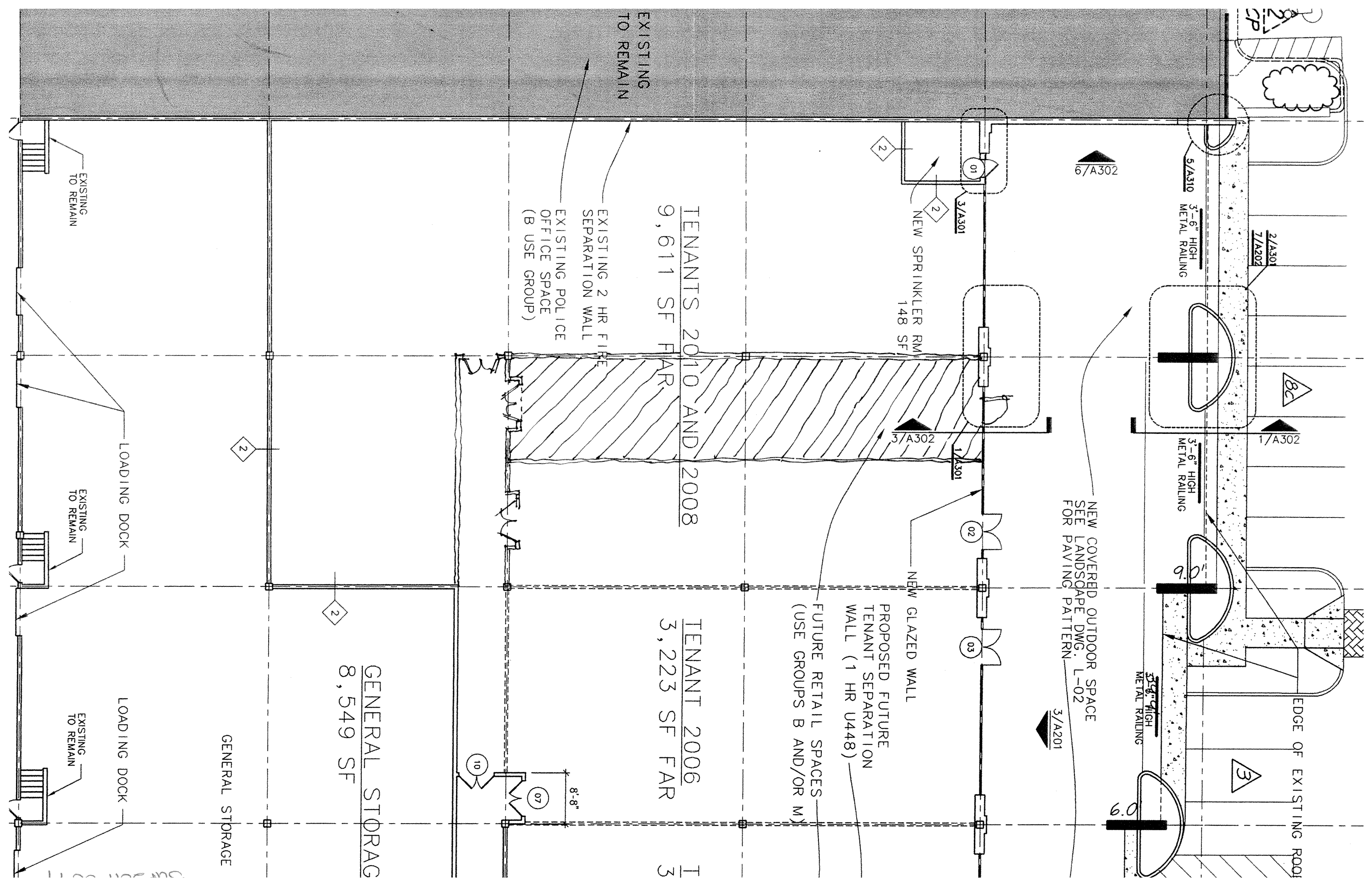
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**From:** Humphrey Mar <HMar@RVArchitects.com>  
**Sent:** Friday, November 11, 2011 11:30 AM  
**To:** 'Phil Parsons (phil@nakedpizzadc.com)'; Nathan Randall  
**Cc:** 'DVanDuzer@RVArchitects.com'; Lee Hindin (lee@nkpdc.com)  
**Subject:** Naked Pizza - Alexandria

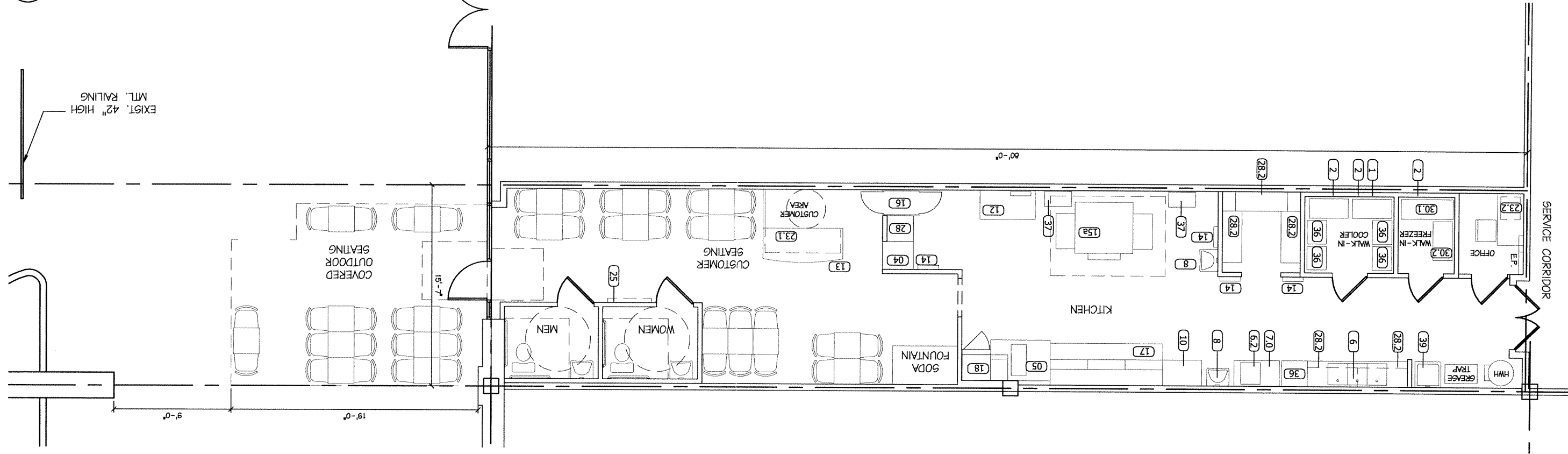
Nathan Randall:

I received word from Jerry Mathena of Hoffman Management (703-906-4532) that the entire site has 402 garage spaces and 524 surface spaces, for a total of 926 spaces.

Humphrey H. Mar AIA, LEED AP  
**ROUNDS VANDUZER ARCHITECTS PC**  
467A N. Washington Street  
Falls Church, VA 22046  
703.533.3577 p  
703.533.7806 f



5UP 2011-0079



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"